

083.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

677,200 / 677,200

USE VALUE:

677,200 / 677,200

ASSESSED:

677,200 / 677,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
96		PARK AVE EXT, ARLINGTON

**OWNERSHIP**Unit #:

Owner 1:	GREENE BRIAN C/ETAL
Owner 2:	GREENE CARMEN E
Owner 3:	

Street 1: 96 PARK AVE EXT

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1360 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	278,200		399,000	677,200		52187
							GIS Ref
							GIS Ref
							Insp Date
							09/12/18

Total Card / Total Parcel  
677,200 / 677,200

**USER DEFINED**

Prior Id # 1:	52187
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	21:30:24
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
10/03/19	16:11:10
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	278,100	0	5,000.	399,000	677,100	677,100	Year End Roll	12/18/2019
2019	101	FV	224,000	0	5,000.	393,300	617,300	617,300	Year End Roll	1/3/2019
2018	101	FV	222,600	0	5,000.	302,100	524,700	524,700	Year End Roll	12/20/2017
2017	101	FV	222,600	0	5,000.	285,000	507,600	507,600	Year End Roll	1/3/2017
2016	101	FV	222,600	0	5,000.	262,200	484,800	484,800	Year End	1/4/2016
2015	101	FV	217,100	0	5,000.	245,100	462,200	462,200	Year End Roll	12/11/2014
2014	101	FV	217,100	0	5,000.	225,700	442,800	442,800	Year End Roll	12/16/2013
2013	101	FV	217,100	0	5,000.	225,700	442,800	442,800		12/13/2012

Parcel ID 083.0-0005-0005.0

!6787!

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JENKINS RICHARD	1151-26		1/24/1996		173,000	No	No	Y	

**PAT ACCT.**

6787

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2015	128	Insulate	4,274					Air sealing and in
2/15/2006	101	Re-Roof	3,000	C				
11/5/1994	611		11,000					REMODEL KITCHEN

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/12/2018	Inspected	BS	Barbara S
8/13/2018	MEAS&NOTICE	CC	Chris C
3/9/2009	Info At Door	372	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/Ha: 0.11478

Total SF/SM: 5000

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 399,000

Spl Credit

Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6 - Colonial				Full Bath: 1	Rating: Average			SCUTTLE.											
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 3 - Gambrel				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: YELLOW				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O											
View / Desir:				Fpl: 1	Rating: Average			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper											
Grade: C - Average				<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1927	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:		Alt %:		Total Units:				Lower											
Jurisdct:		Fact: .		Floor:				Totals RM: 6 BR: 3 Baths: 1 HB											
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>								<b>REMODELING</b>				<b>RES BREAKDOWN</b>			
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%	Interior:	1	6	3									
Sec Int Wall:		%		Economic:		%	Additions:												
Partition: T - Typical				Special:		%	Kitchen:												
Prim Floors: 3 - Hardwood				Override:		%	Baths:												
Sec Floors: 15 - Carpet	5%			Total:	18.6	%	Plumbing:												
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ: 125.00			Heating:												
Bsmnt Gar: 1				Size Adj.: 1.35000002			General:												
Electric: 3 - Typical				Const Adj.: 1.01939297			Totals	1	6	3									
Insulation: 2 - Typical				Adj \$ / SQ: 172.023															
Int vs Ext:				Other Features: 66478															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC: 100		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 341762															
% Com Wall		% Sprinkled:		Depreciation: 63568															
				Depreciated Total: 278195															
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:																	
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:		Year:													
<b>PARCEL ID</b> 083.0-0005-0005.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N	Total Yard Items:					Total Special Features:								Total:					

Residential Grid Sketch:

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    graph TD
        WDK[WDK] --- 6[6]
        WDK --- 8[8]
        6 --- 4[4]
        6 --- FFL[Floor 1]
        8 --- SFL[Second Floor]
        8 --- BMT[Basement]
        4 --- EFP[Enclosed Porch]
        4 --- 24[24]
        8 --- 24[24]
        4 --- 7[7]
    
```

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	680	172.020	116,975						
SFL	Second Floor	680	172.020	116,975						
BMT	Basement	624	51.610	32,203						
EFP	Enclos Porch	182	43.000	7,826						
WDK	Deck	80	16.310	1,305						
Net Sketched Area: 2,246				Total:	275,284					
Size Ad	1360	Gross Are	2246	FinArea	1360					

**IMAGE**

**AssessPro Patriot Properties, Inc**